

**MINUTES OF THE COTTONWOOD HEIGHTS CITY  
ARCHITECTURAL REVIEW COMMISSION MEETING**

**Thursday, November 20, 2014**

**6:00 p.m.**

**Cottonwood Heights City Council Conference Room  
1265 East Fort Union Boulevard, Suite 250  
Cottonwood Heights, Utah**

**Members Present:** Scott Chapman, Stephen K. Harman, Scott Peters, Niels Valentiner

**Staff Present:** Senior Planner Glen Goins

**Excused:** Jonathan Jay Oldroyd, Laura McCoy, Robyn Taylor-Granda

***BUSINESS MEETING***

**1.0 DISCUSSION ITEMS**

Chair Scott Chapman called the meeting to order at 6:15 p.m.

**1.1 Review Action Items**

Senior Planner, Glen Goins, presented the Canyon Centre, LLC Phase II submittal for site plan approval of a new mixed-use project and building elevations located at 7350 South Wasatch Boulevard. The proposed phase contains three components; a restaurant, a 120-unit multi-family single building complex, and Canyon Centre Court, which is a pod of single-family homes. Staff was seeking a Certificate of Design Compliance. A schematic layout was detailed. It was reported that Canyon Centre Court will contain 17 single-family lots. Staff recommended approval with recommendations and conditions imposed by the Commission.

The applicant, Chris McCandless, introduced those associated with the project and stated that the lower level parking is in a state of flux. It would be publicly accessible, but privately owned, subject to there being enough tax increment or public financing from the EDA to pay for it. He commented that they may not be able to construct it if public financing is not available.

Kenny Nichols, of Think Architecture, presented Canyon Centre Heights and stated that it is the multi-family component of the development. Being a podium style design, the apartments and the plaza are meant to resemble a podium over the parking structure. They went to great lengths to disguise the parking. They tried to break it up and define it by giving it a town house appearance, even though the apartments are contiguous. Hardie board and stucco would be used to complement Phase I and tie the two together. Additional unifying elements included roof top gardens. Mr. Nichols emphasized the importance of engaging and being part of the adjacent neighborhood. The mix included 900-square-foot one-bedroom units and up to 1,600-square-foot two-bedroom units with a den. The plaza amenities were described. It was noted that the same entry canopy as for Phase I. The structure will be 35 feet in height to the parapet and 32 feet to the flat roof.

Kelly Swan, of Think Architecture, presented the unit plans and stated that those at the ground level will have an entrance to the plaza or the street.

John Moss, of David Weekley Homes, detailed the landscape design and stated that it will be consistent with what was proposed in Phase I, which is an alpine landscape concept. The plant palette will contain massings of perennials, low-growing flowering shrubs, and informal spacing of trees and evergreens. The circulation path is designed to carry people through the project. The plaza level units are subterranean and the reason it is considered a two-story building.

Mr. Goins confirmed that there is a 35-foot height limit in the zone, which allows for two stories. A third story can be requested subject to approval by the Commission. Two-story subterranean structures are not required to be counted as two-story structures. Any level that is buried up to eight feet at any point does not count as a story. Height requirements were discussed.

With regard to landscaping, Mr. Goins confirmed that the required percentage of open area is 15%. He reported that the applicants have proposed 26%. Commissioner Valentiner recommended more shrubbery and plantings be used rather than the proposed area of turf. The use of planter boxes and the softening of the hardscape will create a more aesthetically pleasing site. Alternatives were discussed. Commission Member expressed concern with the landscaping along Racquet Club Drive. With the proposed large wall, it was recommended that the applicants break up the size with adequate landscaping for those viewing the project from across the street.

The Commission next discussed the available public parking. The proposed parking plan will include making buses available to residents without accessing the development. UTA buses 960 and 990 will be accessed along Fort Union Boulevard. If there is enough tax increment available, based on the counties and cities consultants' analysis, public parking will be available for a fee. The bottom level will be available to the public. The second level will remain privately owned and only accessed with a key card. The elevator design was presented. The absence of public and guest parking was discussed.

Rob Staben, of David Weekley Homes, presented the Canyon Centre Court project and stated that the development includes 17 single-family detached homes ranging from 2,200 to 2,800 square feet in size. The design includes a bedroom on the garage level. Up one level is the main living area with the master and additional bedroom on the top floor. Few will have options for rooftop decks. Lots along the back will not exceed 35 feet in height because they are adjacent to existing single-family homes. He explained that traditionally, their three-story buildings measure 41 feet in height. He confirmed that they will apply for a conditional use for the additional height.

With regard to elevation, the intent of the material choice was to create consistency with other portions of the project. Commissioner Valentiner asked about the purpose of the three and four-foot spacing between the buildings and expressed concern with the slope. Mr. Staben stated that the intent of the spacing is to make them truly single-family detached homes. This creates privacy and reduces noise between structures. Mr. Goins confirmed that the Code allows these types of buildings to be approved with the setbacks proposed as long as they meet City Code. Staff recently met with the Fire Marshal and City Engineer to discuss elevation issues and access and no concerns were identified. They were confident that the road standards will be met and indicated that the layout, grading, and drainage were reviewed.

Slope concerns were detailed. Mr. Staben stated that he would review the layout design and believed the drawings presented were not to scale.

Commissioner Valentiner was of the opinion that there was one tower too many and based on the elements, he considered it to be very imposing. Elevation details were discussed. He was unhappy with

the percentage of slope located on the property and requested more definitive plans in order to clarify the exact measurements.

The developer confirmed that the property is all owned by the residents; however, there are common elements. Individual properties will consist of a 30-inch metal fencing that will be visible from the street. A Commission Member requested a more detailed landscaping plan. The developer stated that they will landscape a portion, but it will ultimately be left to buyer. The space between homes will consist of cobble and gravel.

Mr. Goins explained that the development is privately owned and the Commission has jurisdiction over the project. As part of the approval, staff suggested the developer be allowed to proceed and actively work out details through each step of the approval process.

With regard to rooftops, alternate designs were discussed. Mr. Goins reviewed conditions that may be imposed on the project.

(20:24:30) The Commission took a short recess.

A representative of the Dugala Restaurant described the proposed restaurant/distillery and stated that it is located on the northeast corner of the Canyon Centre Property. The proposed restaurant has two stories, is approximately 5,100 square feet in size, and includes a large outdoor dining area on the upper level. The restaurant is proposed to be built on top of the northernmost portion of the approved parking structure. The adjacent 300 to 400 square-foot space will be dedicated to retail. In the front, there will be a two-story copper element. The kitchen will be 1,500 square feet with a 3,800-square-foot dining area. The proposed elevator access will have direct access to the parking structure below. Due to the square footage of the dining area, 51 parking stalls were required. The applicants were proposing 55 parking stalls with 38 stalls designated for surface parking and 17 inside the parking structure. Trash removal would be from the garage area. The theme of the restaurant will be prohibition and Vodka and Whiskey will be distilled.

Commissioner Valentiner recommended that further thought be put into the corrugated metal, but was agreeable to the overall design. Another suggestion was made that more texture and color be considered. Additional exterior details were reviewed.

## 2.0 ACTION ITEMS

### 2.1 (Project #CUP 14-009) Action on a request from Canyon Centre LLC for design approval for a mixed-use project, Canyon Centre Phase II, located at 7350 S Wasatch Blvd

**MOTION:** Commissioner Peters moved to approve the project to move forward to the next phase of approval of the project and granting of a Certificate of Design Compliance subject to the following:

*Condition:*

1. *Work out the details of the north wall as well as the detailing of the corrugated metal.*

*David Weekley Homes Conditions:*

1. *Only include the rooftop element on Lots 1 through 4 and 14 through 17.*

2. *Any other buildings having roof access will not have structural elements above it.*
3. *Additionally, they will develop a landscape plan that will return before the Commission.*
4. *The direction on the landscape plan is to eliminate or reduce the use of turf and utilize the same planting palette as was developed for the rest of the project as well as the general planting scheme.*
5. *Return with a final grading plan that works out driveway access and how they connect to the adjacent drive.*

*Canyon Centre Heights Conditions:*

1. *Reevaluate the courtyard landscaping and integrate shrub plantings and possibly more vertical seam walls, somewhere near 20%.*
2. *May or may not eliminate the water feature, but tradeoff for additional plantings and patio areas.*
3. *Along the south side, integrate the trees shown on the overall concept plan with the walkway as well as develop a landscaping plan for the northwest corner along Racquet Club Drive, in particular.*
4. *The landscaping around the entire building will incorporate shrub and low ground cover type plantings to tie into the Canyon Centre Plaza.*
5. *Reconsider the northwest corner glass element on the building to be more in character with the rest of the project.*

*Commissioner Harman seconded the motion. The motion passed unanimously on a voice vote.*

**2.3 Approval of the November 20, 2014, Minutes**

**MOTION:** Commissioner Peters moved to approve the minutes of November 20, 2014, after the following process is met. The Recorder will prepare the minutes and email them to each Member of the Commission. The Members will have five days to review the minutes and provide changes to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission is in agreement at which time the minutes shall be deemed approved. Commissioner Valentiner seconded the motion. All present voted in favor of the motion.

**3.0 ADJOURNMENT**

The Architectural Review Commission meeting adjourned at 8:57 p.m.

Minutes approved: 12/22/2014